

Design & Access Statement

**Relating to a Town & Country Planning Application
Works at
South Elevation, First Floor
Omni House, 252 Belsize Road, London, NW6 4BT.**

For

Silverstone Properties Ltd



South Elevation, Omni House

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Regulated by RICS

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Northwood Carter Ltd. on behalf of Silverstone Properties Limited to provide information on the proposed works subject to Planning Permission.

2.0 BACKGROUND INFORMATION

General Description

252 Belsize Road is a three storey detached building formed of traditional load bearing masonry external wall with structural concrete floor slabs and supporting steel frame formed of beams and columns.

The building was constructed in the late Victorian era and originally a horse drawn omnibus depot. It has since had many different uses and is currently commercial office space at ground and second floor.

Ownership Details

The Freehold interest of the property is owned by Silverstone Properties Ltd. The building is subdivided into three self-contained units on each floor with separate Leasehold interest.

Location

See below and also as shown on submitted Location and Site Plans.

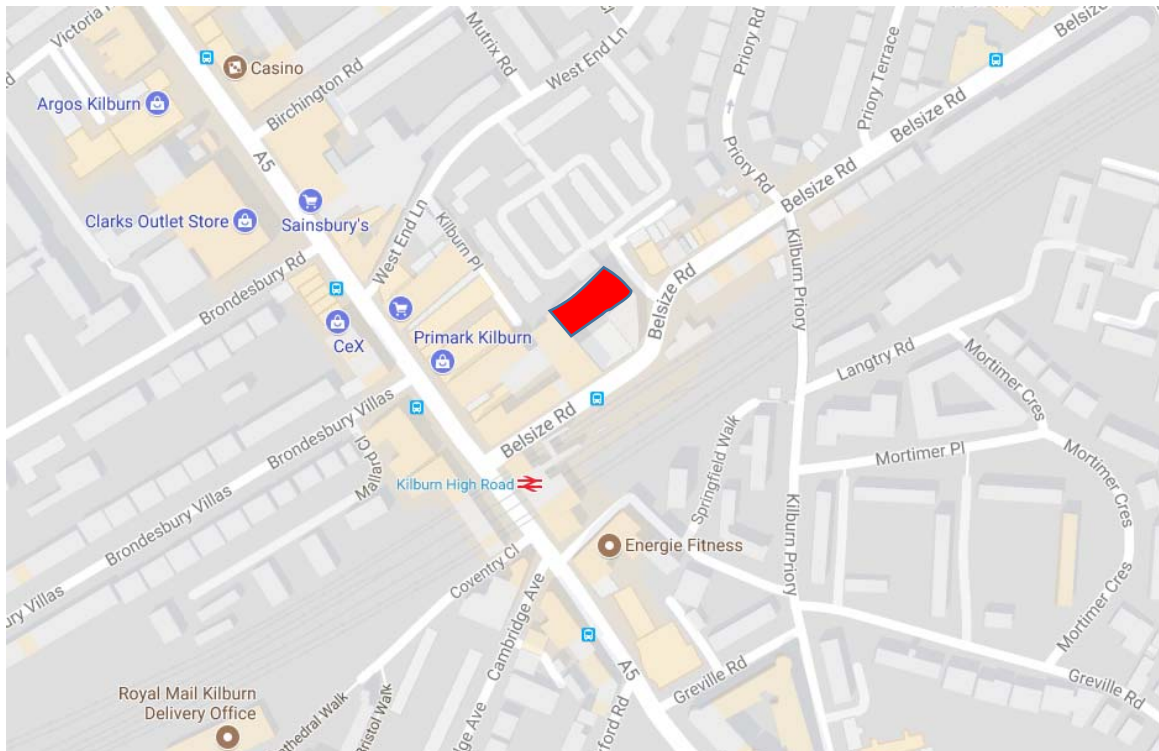


Figure 1 – Omni House Location (in red)

Previous Planning Application

We understand that the current heat pump plant was installed as part of application PWX0002113/R1 decision notice dated 9th May 2000.

3.0 DESIGN IMPACT

Proposals

The works requiring Planning Permission comprise:-

1. Removal of two existing metal platforms to the south elevation,
2. Removal of the existing heat pump units and associated pipe work,
3. Lowering a flat roof to form a new service area,
4. Raising up a brick parapet wall so to match the existing height of an adjacent wall, and,
5. Installing 8 no. new Daikin VRV IV heat pumps (RYYQ-T Series) with two consolidated separate pipe work runs (as shown on the submitted plans) to serve the first and second floors.

Visual Impact

The existing heat pump arrangement has not been laid out in an ideal manner and the current platforms are corroding. Removal of the platforms and existing heat pumps will allow the formation of a new service area behind the parapet wall. This will be a considerable visual improvement to the current arrangement.

Noise and Vibration Assessment

A separate Noise Impact Assessment has been undertaken by Cass Allen Associates dated 9th October 2017 and submitted separately. To confirm the findings of this report as per 5.6 (page 11);

"In summary of the above it is our view that the proposed consolidation of mechanical plant systems is acceptable in terms of noise and vibration levels."

Scale and Massing

Omni House is a substantial building in the locality and the proposal will not affect the proportions of the building.

Refuse

The proposed works will not affect local authority refuse collection during or after the proposed works.

Landscaping

There are no existing trees or plants on the site. The proposed works will not affect landscaping of the site.

Outdoor Amenity Space

There is no outdoor amenity space at the building. The proposed works will not affect outdoor amenity of the site.

Heritage Assets

This building is not Listed Nationally or Locally and is not within a Conservation Area. The Priory Road Conservation Area boundary is to the north-east of the building on Kilburn Vale road

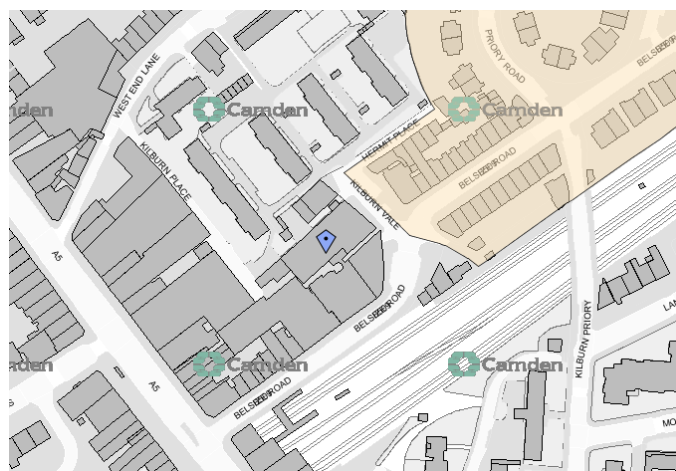


Figure 2 – Search of Camden Conservation Area Map (4th November 2016).

4.0 ACCESS

Existing

The entrances to the building are on Kilburn Vale – the main entrance provides access to the ground floor and passenger lift which serves the first and second floor. There is a separate entrance staircase to the front and rear of the building serving as a means of escape to all floors at the building.

Assess Provisions

The proposed works will not alter the current arrangement, and therefore will not make the current situation any worse.

Means of Escape

The proposed works will not alter the current arrangement, and therefore will not make the current situation any worse. The replacement of the current service platform at first floor will not impact on the building's Means of Escape.

Parking

The proposed work will not affect the parking in the area.

5.0 CONCLUSION

Silverstone Properties Ltd wish to provide a long term safe, sustainable solution for services and heat pump serving Omni House. We have found through this assessment that the proposed work will be a vast improvement to the current situation whilst being in line with the current Planning guidance for noise and vibration as set out by Camden Council.